

EXHIBIT I
PERMITTED DENSITY LAND USE PLAN

PER GROSS ACRE
UP TO 3.5 UNITS/AC
UP TO 3.5 UNITS/AC
UP TO 6.0 UNITS/AC
UP TO 10 UNITS/AC
UP TO 20 UNITS/AC
UP TO 32 UNITS/AC

- LDA SINGLE FAMILY
- LD SINGLE FAMILY
- LDC SINGLE FAMILY
- MFA MULTI-FAMILY
- MFC MULTI-FAMILY
- NC NEIGHBORHOOD COMMERCIAL
- C COMMUNITY COMMERCIAL
- CS SUPPORT COMMERCIAL
- O OFFICE
- IS INSTITUTIONAL SCHOOL
- IR INSTITUTIONAL RELIGIOUS
- IF INSTITUTIONAL FRATERNAL
- P PUBLIC
- SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY --- ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT. SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATIBLE TO ADJACENT DEVELOPMENT.

Approved
Development Rights
Permit # 0164
Expires Sept 1, 2007
Issued by: [Signature]

Approved
Development Rights
Permit # 0164
Expires Sept 1, 2007
Issued by: [Signature]



STONE OAK, INC.
1130 N. Loop West
Austin, Texas 78701

#48 LAND USE PLAN

APPROVED: 06-86

4/15/83
11-820
HALLENBERGER
TELFORD INC
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216



Permit File # 04-08-169
City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

RECEIVED
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LAND DEVELOPMENT
SERVICES DIVISION

Permit File: # 04-08-169
Assigned by city staff

Date: 08/12/2004

☒ Vested Rights Permit

☐ Consent Agreement

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner/Agent: 281/150 Partners, Ltd.
Phone: (210) 404-1340 Fax: _____
Address: 18585 Sigma Rd., Suite 106
City: San Antonio State: Texas Zip code: 78258
Engineer/Surveyor: Hallenberger Engineering, L.C.
Address: 206 E. Ramsey
City: San Antonio State: Texas Zip code: 78216

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AUG
25
PM 1:49
DEPT. OF PLANNING
OFFICE OF DIRECTOR

(b) Name of Project: TRACT I C

(c) (k) Site location or address of Project and Legal description:
North side of Stone Oak Parkway approximately 2600 feet west of the intersection with
U.S. 281.

Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (x) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

(d) Total land use, in square feet 580,894 sq.ft.

(d) Total area of impervious surface, in square feet 435,670 sq. ft.

(e) (f) Number of residential dwellings units, by type; 390 townhouse/condominium

(g) Type and amount of non-residential square footage; 125,000 sq. ft.

(h) Phases of the development, (If Applicable); Two

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4. What is the date the applicant claims rights vested for this Project? _____

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

None

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Stone Oak POADP # 48

Date accepted: 06/05/1985 Expiration Date: 12/05/1986 MDP Size: 4300 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: 04

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

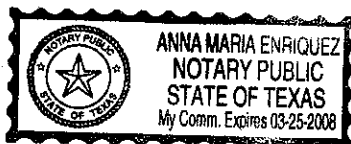
• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: DAN F. PARMAN Signature: [Signature] Date: 8/20/04

Sworn to and subscribed before me by DAN F. PARMAN on this 20th day of August in the year 2004, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

City of San Antonio use

Permit File: # 04-08-169

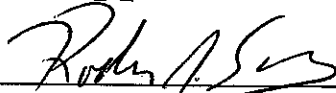
Assigned by city staff

Date: 9/28/04

☒ **Approved**

☐ **Disapproved**

Review By: _____



Development Services Department

Date: _____

Comments: Recommend that vested rights be approved effective June 5, 1985 for approximately 390 townhouse/condominium units on the approximately 13.33 acres depicted in the application.

281/150 STONE OAK DEVELOPERS LTD.

18585 SIGMA RD., STE. 106 PH. 210-404-1340
SAN ANTONIO, TX 78258-4204

30-76/1140
10078735

1038

DATE 08/20/2004

PAY TO THE
ORDER OF City of San Antonio

\$ 160.00

ONE HUNDRED SIXTY & NO/100

DOLLARS



Security Features
Included
Details on Back



JEFFERSON STATE BANK

P.O. BOX 5190 SAN ANTONIO, TEXAS 78201-0190
(210) 734-4311

MEMO VRP

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VRP
04-08-169

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